Envision Washoe SC Meeting #6
9 February 2023

Agenda

I. Schedule Update

II. Envision Washoe 2040 Work Draft Review

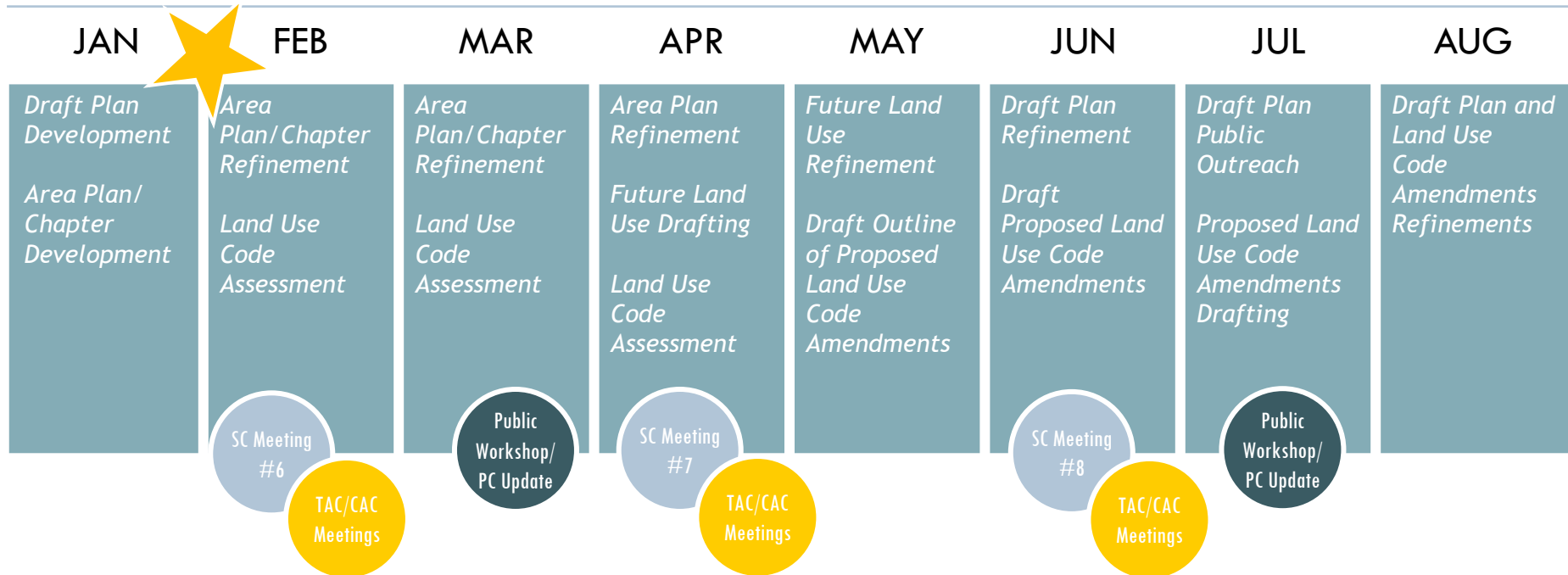III. Area Plans Questionnaire Summary Review

IV. Action Items & Next Steps

Schedule Review

2023 Updated Timeline

SC: Steering Committee
TAC: Technical Advisory Committee
CAC: Community Advisory Committee

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Draft Plan Development *Area Plan/Chapter Development*	*Area Plan/Chapter Refinement* *Land Use Code Assessment*	*Area Plan/Chapter Refinement* *Land Use Code Assessment*	*Area Plan Refinement* *Future Land Use Drafting* *Land Use Code Assessment*	*Future Land Use Refinement* *Draft Outline of Proposed Land Use Code Amendments*	*Draft Plan Refinement* *Draft Proposed Land Use Code Amendments*	*Draft Plan Public Outreach* *Proposed Land Use Code Amendments Drafting*	*Draft Plan and Land Use Code Amendments Refinements*

- SC Meeting #6
- TAC/CAC Meetings
- Public Workshop/PC Update
- SC Meeting #7
- TAC/CAC Meetings
- SC Meeting #8
- TAC/CAC Meetings
- Public Workshop/PC Update

Envision Washoe 2040 Working Draft

Reactions, Thoughts, and Discussion

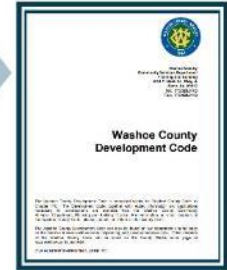# Plan Structure

Concepts Integration

Concepts Integration:

6 Elements of the Existing Comprehensive Plan
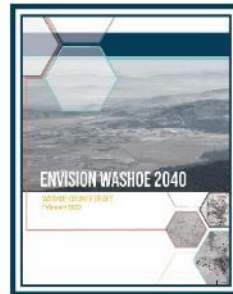
- Conservation
- Housing
- Regional Open Space & Resource Management Plan
- Population
- Land Use & Transportation
- Public Facilities & Services

Where the content is being integrated

Detailed information / standards → Washoe County Development Code

Visions, goals, policies, and actions

Envision Washoe 2040 Chapters

ENVISION WASHOE 2040

CHAPTER 1: FOUNDATION
WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
   - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

CHAPTER 2: VISION
OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.

PLAN ELEMENTS
- Population Growth
- Land Use
- Regional Form and Coordination
- Transportation
- Natural Resources, Conservation and Open Space
- Public Services and Facilities
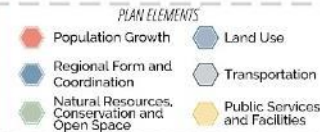
BY AREA
1. ELEMENTS, GOALS AND POLICIES
2. PLAN AREAS
   - CHARACTER STATEMENT
   - IMAGERY
   - GOALS AND POLICIES

CHAPTER 3: IMPLEMENTATION
PUTTING THE PLAN INTO ACTION.

BY AREA
1. ELEMENTS
   - ACTION ITEMS
2. TARGETED PLANNING AREAS
   - ACTION ITEMS

Chapter 1 | Foundation

I. What is the Plan?
   I. Connection to Other Plans and Documents
   II. Plan Hierarchy
   III. Goals/Objectives for the Update
II. Process and Engagement
III. Existing Conditions
IV. Area Plans Description
   a. History of Plan Development
   b. How They Have Affected Development and Growth
   c. Key Issues

Chapter 2 | Vision

I. Elements (as tiered from Regional Plan)
   a. Population Growth
   b. Regional Form and Coordination
   c. Natural Resources, Conservation, and Open Space
   d. Public Services and Facilities
   e. Land Use
   f. Transportation

02

VISION

This chapter includes a vision for the Washoe County community, categorized into different elements that make up the plan. The elements descibed in this chapter will explore the population, regional form &coordination, natural resources and open space,, public facilities &services, land use and transportation. Each element of the community will have goals that establish a way forward. This chapter will also include updates and incorporation from the existing area plans for Washoe County. Each area plan will establish a character statement describing communities existing and desired feel and then explore the area's key opportunities and issues. Each area plan will list goals for the future based on the community input recieved over the course of this plan update and establish adjoining policies that will assist in achieving those goals.

PLAN ELEMENTS		BY AREA
CHAPTER 2: VISION OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.	Regional Form and Coordination / Land Use / Natural Resources, Conservation and Open Space / Public Services and Facilities / Transportation / Population and Housing	1. ELEMENTS, GOALS AND POLICIES 2. PLAN AREAS • CHARACTER STATEMENT • IMAGERY • GOALS AND POLICIES

Chapter 2 | Vision

I. Existing Conditions
II. Principles and Policies
    I. Introduction
    II. Key Indicators
    III. Relevant Plans (linked)
    IV. Principles & Policies

Chapter 2 | Vision

Principles

Expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

Policies

Statements which further refine the principles and guide the County's course of action to achieve the principles. They should guide decision-making and give clear indication of intent.

Actions

Detail steps needed to implement the principles and policies.
- **Development Code Revisions**
- **Capital Projects**
- **Plans & Studies**
- **Programs & Resources**

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01 POPULATION GROWTH

Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

2.1. Promote development of affordable and workforce housing near services, schools, jobs, and transportation using mixed-use and higher density development.

2.2. Direct development of greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.

Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

3.1. *Allow for more flexibility in the zoning, building, and land use regulations to enable more housing types to be built throughout the community.*

3.2. *Streamline the development process by offering regulatory and/or financial incentives.*

3.3. *Reduce regulatory barriers to the provision of affordable and workforce housing.*

3.4. Annually monitor and reevaluate the fees associated with housing development.

3.5. *Access the county's real estate holdings for the potential to provide sites for affordable housing.*

3.6. *Provide incentives for the provision of workforce housing in areas where public services, transportation, and/or environmental improvements are provided.*

3.7. *Support accessory dwelling units as a method of providing affordable and workforce housing.*

3.8. *Require a mixture of housing types (i.e. product types, unit sizes, and price points) in large development applications seeking master plan amendments and/or planned unit development approval.*

3.9. Disperse affordable and attainable housing throughout developments and neighborhoods.

3.10. *Support regional programs that assist community members in obtaining access to home rental and home ownership opportunities, including rehabilitation and homeownership.*

3.11. Ensure that rental properties are valued as appropriate and valuable options for community members to access housing.
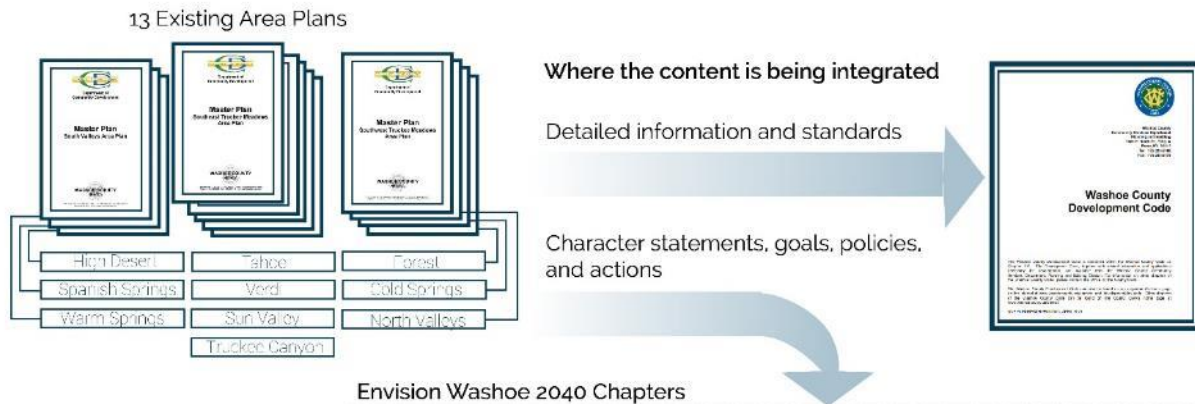
Working Draft Reactions

A. Are there any sections which are **missing** or that **need more focus**?

B. Are there any **principles or policies** that are **missing**?

C. Is the **format, graphics, and flow** of the sections easy to follow and understand?

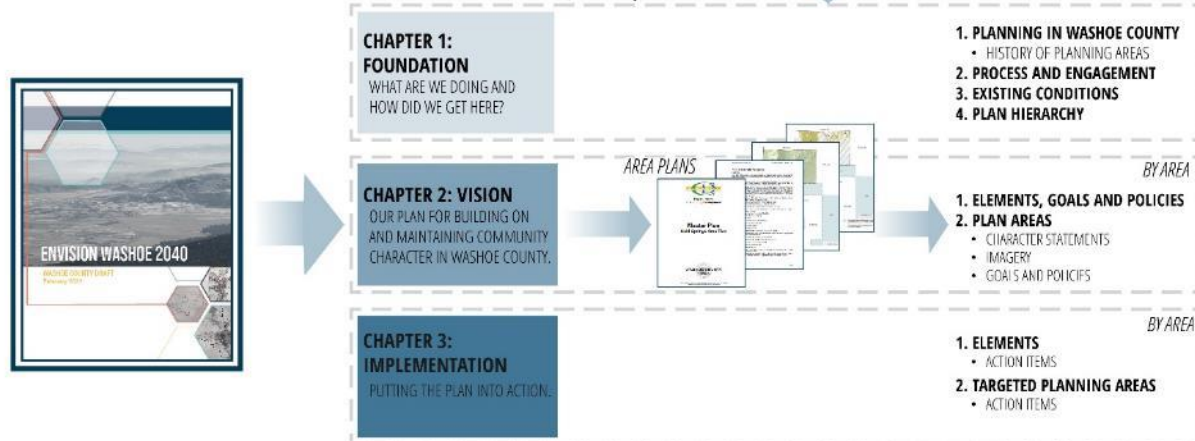D. Are there any **additional graphics/maps** which would be useful to include?

Where we are going...

Area Plans Integration

Area Plan Integration:

13 Existing Area Plans

High Desert | Tahoe | Forest
Spanish Springs | Verdi | Cold Springs
Warm Springs | Sun Valley | North Valleys
Truckee Canyon

Where the content is being integrated

Detailed information and standards

Character statements, goals, policies, and actions

Washoe County Development Code

Envision Washoe 2040 Chapters

ENVISION WASHOE 2040

CHAPTER 1: FOUNDATION
WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. **PLANNING IN WASHOE COUNTY**
   - HISTORY OF PLANNING AREAS
2. **PROCESS AND ENGAGEMENT**
3. **EXISTING CONDITIONS**
4. **PLAN HIERARCHY**

CHAPTER 2: VISION
OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.

AREA PLANS

BY AREA
1. **ELEMENTS, GOALS AND POLICIES**
2. **PLAN AREAS**
   - CHARACTER STATEMENTS
   - IMAGERY
   - GOALS AND POLICIES

CHAPTER 3: IMPLEMENTATION
PUTTING THE PLAN INTO ACTION.

BY AREA
1. **ELEMENTS**
   - ACTION ITEMS
2. **TARGETED PLANNING AREAS**
   - ACTION ITEMS

Chapter 2 | Vision

I. Specific Area Plans
    a. Character Statement
    b. Imagery
    c. Key Issues and Opportunities
    d. Overall Goals
    e. Unique Policies for Each

COLD SPRINGS   SUBURBAN

Community Image Placeholder
[Please send a representative community image of your area]

HISTORY & EXISTING CONDITIONS
[Describe the history of area, how development has occurred, land uses, key features.]

DRAFT

PLAN ELEMENTS

CHAPTER 2: VISION
OUR PLAN FOR BUILDING ON
AND MAINTAINING COMMUNITY
CHARACTER IN WASHOE COUNTY.

- Regional Form and Coordination
- Natural Resources, Conservation and Open Space
- Transportation
- Land Use
- Public Services and Facilities
- Population and Housing

BY AREA
1. ELEMENTS, GOALS AND POLICIES
2. PLAN AREAS
   • CHARACTER STATEMENT
   • IMAGERY
   • GOALS AND POLICIES

P. 74   ENVISION WASHOE COUNTY 2040 MASTER PLAN

Chapter 2 | Character Areas

Area Plans Questionnaire Summary

Questionnaire #2 Summary and Key Takeaways

Overview

- Open June 23rd through August 30th

- Respondents were asked to select the area they live in, and answer questions based on their area.

Area	Number of Responses
Cold Springs	36
Forest	8
High Desert	12
North Valleys	61
Northeast Truckee Meadows	4
Northwest Truckee Meadows	22
*Reno**	*117*
South Valleys	55
Southeast Truckee Meadows	32
Southwest Truckee Meadows	47
Spanish Springs	61
*Sparks**	*40*
Sun Valley	27
Tahoe	22
Truckee Canyon	1
Verdi	21
Warm Springs	27
Total	571

What does it mean to be urban?

- The area is **walkable** and **cyclable** with **nearby amenities** such as schools, workplaces, and grocery stores.

- Consists of **tall buildings**.

- The housing is **high-density**, which indicates high population density in the area.
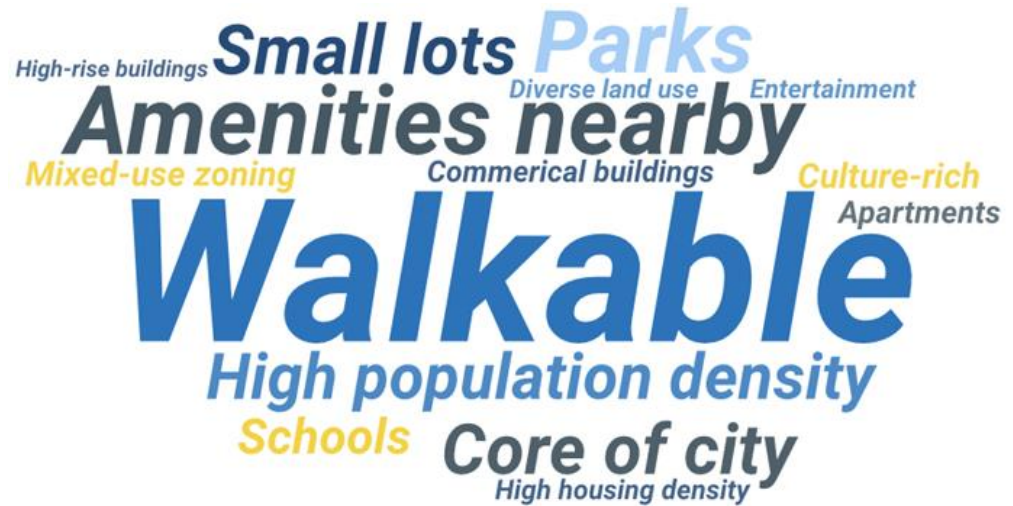
What does it mean to be suburban?

- The **transition** from Urban to Rural.

- Predominantly **single-family homes** in planned communities with enough space for yards, vehicles, and storage.

- Residents are **car-dependent**.

What does it mean to be rural?

- **Large lots** of at least 40 acres with wide-open space used for **farming, livestock,** or **wildlife** preservation.

- **Dark skies** and are quiet places.

- **Not connected to municipal services**, instead using well water and septic systems.

- Low population

What is the character of each area?

The graphic below summarizes which category respondents from each area would characterize themselves as:

Rural
- *Cold Springs*
- *Forest*
- *High Desert*
- *North Valleys*
- *South Valleys*
- *Tahoe*
- *Truckee Canyon*
- *Verdi*
- *Warm Springs*

Suburban
- *Northeast Truckee Meadows*
- *Northwest Truckee Meadows*
- *Reno**
- *Southeast Truckee Meadows*
- *Southwest Truckee Meadows*
- *Spanish Springs*
- *Sun Valley*

Urban
- *Reno**
- *Sparks**

Questionnaire #2 Results Reactions

A. Do the results **surprise** you?

Action Items & Next Steps

Revisions

- **Due February 27th**
- Review and comment on Chapter 1 format and graphics
  - *Content will continue to be added as we move through the process*

- Review and comment on Chapter 2 focusing on principles and policies.
  - Is there anything missing?

Next Steps & Upcoming Events

- **Chapters 1 and 2 refinement**
  - Character area development
- **Photo & idea contest**
  - Email photos of your area to EnvisionWashoe2040@washoecounty.gov
- **Character area workshops**
  - Last week in March